

002.A

0002

0083.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
829,000 / 829,000  
829,000 / 829,000  
829,000 / 829,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		THORNDIKE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BANNER MATTHEW F & JANE E	
Owner 2:	
Owner 3:	

Street 1: 83-85 THORNDIKE STREET UNIT83
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: EVANOKA BRIAN & ERIN -
Owner 2: -

Street 1: 83-85 THORNDIKE STREET UNIT83
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 1844 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

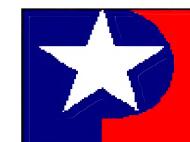
PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7937													G9			

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	829,000			829,000		
							290009
							GIS Ref
							GIS Ref
							Insp Date
							05/09/18



Patriot  
Properties Inc.

!15489!

## PRINT

Date	Time
12/11/20	05:12:07

## LAST REV

Date	Time
10/24/19	11:58:12

apro

15489

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
EVANOKA BRIAN &	140-147	7/18/2016	715,000
FOSTER CHRISTIN	101-75	9/11/2007	457,000

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/9/2018											DGM	D Mann
11/18/2017											HS	Hanne S
1/23/2008											BR	B Rossignol
9/20/1999												
9/20/1999											163	PATRIOT
10/1/1981												CM

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good																
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																
Foundation: 2 - Conc. Block				A 3QBth: 1	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating:																
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: GREEN																					
View / Desir:																					
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>													
Grade: C+ - Average (+)				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1											
Year Blt: 1916	Eff Yr Blt:			A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:	Alt %:			Fpl: 1	Rating:			Other													
Jurisdct: G9	Fact: .			WSFlue: 1	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
								Lower													
								Totals	RMs: 8	BRs: 3	Baths: 1	HB									
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Location: 1				Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Total Units: 1				Interior:	1	8	3										
Sec Int Wall: 1	%			Floor: M - Multi-Level				Additions:													
Partition: T - Typical				% Own: 63.000000000				Kitchen:													
Prim Floors: 3 - Hardwood				Name: 1				Baths:													
Sec Floors: 1	%							Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar: 1								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wall:	% Sprinkled:																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 002.A-0002-0083.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:													Total Special Features:							
Total:														Total:							